

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In re: )  
 ) Bankruptcy Case  
Eagle Properties and Investments LLC ) No. 23-10566-KHK  
 ) Chapter 7  
Debtor. )

**CONSENT ORDER AUTHORIZING USE OF CASH COLLATERAL OF BALAJAIN,  
LLC AND APPROVING ESTATE CARVE-OUT**

UPON CONSIDERATION of the Trustee’s motion pursuant to 11 U.S.C. §§ 105 and 363 authorizing the use of cash collateral of Balajain, LLC (“Lender”) and approving the Estate Carve-Out (“Motion”) (Doc. No. \_\_), and

IT APPEARING TO THE COURT that the relief requested in the Motion is in the best interests of the estate and creditors; and it further

APPEARING TO THE COURT that Lender<sup>1</sup> has consented to the use of its cash collateral for the purposes described in the Motion; it is hereby

**ORDERED:**

1. The Motion is GRANTED as set forth herein;
2. The Trustee is authorized to use the cash collateral of Lender to pay any expenses of the Property including utilities, insurance premiums, title reports, re-keying expenses and other reasonable, necessary and documented costs associated with the maintenance, upkeep, operation and repair of the Property to which the cash collateral relates;

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<sup>1</sup> Capitalized terms not defined herein shall have the meanings ascribed to such terms in the Motion.

3. The Trustee is authorized to use the Debtor Funds to pay any utilities, insurance premiums, title reports, re-keying expenses or other reasonable, necessary and documented costs associated with the maintenance, upkeep, operation and repair of a Property without tracing such funds to a Property;
4. In the event there is an expense outside of the ordinary course of business with respect to any Property that exceeds \$500.00, such as making a one-time repair, then the Trustee shall obtain the consent of the Lender to payment of such expense;
5. Within fifteen days after the end of each month, beginning with April, 2024, and continuing through the date on which the Trustee ceases receiving rents, the Trustee shall deliver to the Lender a statement of receipts and disbursements for each Property;
6. The Trustee is authorized to advance up to Five Thousand Dollars (\$5,000.00) from unencumbered estate funds to the Asset Manager to pay expenses approved by the Trustee for the purpose of maintaining and preserving the Properties until such time as the Properties are sold. The Asset Manager shall hold the funds in his Trust Account and provide a monthly account reconciliation report to the Trustee. The Trustee may replenish this fund as needed. The estate shall be reimbursed for these expenses from the proceeds of the closing of the sale of the Property for which the expense was paid, upon the closing of the sale of such Property;
7. Upon the Trustee's sale of any of Property, the estate shall be entitled to a carve out from the proceeds of the Property for the following amounts: (i) funds sufficient to pay the Trustee's statutory commission on the gross sale price calculated pursuant to 11 U.S.C. § 326; and (ii) an additional five percent (5%) of the gross sale price for the benefit of the estate (the "Carve-Out");

8. The Carve-Out shall be deducted first from the proceeds of a Property payable to any subordinate lienholder(s);
9. Other than as expressly set forth in this Order, the rights of all parties are preserved, including, without limitation, (i) the Trustee's right to challenge the validity, extent, priority and amount of any liens on the Properties and to object to any secured or unsecured claims filed by Lender or any other party, and (ii) the right of any party to object to or otherwise challenge a motion(s) to sell any Property.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Klinette H. Kindred  
United States Bankruptcy Judge

PREPARED BY:

NELSON MULLINS RILEY & SCARBOROUGH LLP  
101 Constitution Avenue, NW, Suite 900  
Washington, DC 20001  
202.689.2800

By: /s/ Dylan G. Trache  
Dylan G. Trache, Va. Bar No. 45939

*Counsel to the Chapter 7 Trustee*

SEEN AND AGREED:

ROGAN MILLER ZIMMERMAN, PLLC  
50 Catoctin Circle, NE, Suite 300  
Leesburg, Virginia 20176  
Phone No. (703) 777-8850  
Fax No: (703) 777-8854  
E-mail: crogan@RMZLawFirm.com

BY: /s/Christopher L. Rogan (by DGT with authority)  
Christopher L. Rogan (Bar No. 30344)

*Attorneys for Bala Jain, LLC*

**CERTIFICATION PURSUANT TO LOCAL RULE 9022-1: ENDORSEMENT**

I HEREBY CERTIFY that all necessary parties have endorsed the above-referenced order.

/s/ Dylan G. Trache  
Dylan G. Trache

LIST OF PARTIES TO RECEIVE NOTICE OF ENTRY  
PURSUANT TO LOCAL RULE 9022-1

Dylan G. Trache  
NELSON MULLINS RILEY & SCARBOROUGH LLP  
101 Constitution Avenue, NW, Suite 900  
Washington, DC 20001

Michael Freeman  
OFFICE OF THE UNITED STATES TRUSTEE  
1725 Duke Street, Suite 650  
Alexandria, Virginia 22314

Stephen Karbelk  
Team Leader, RealMarkets  
Century 21 New Millennium  
Century 21 Commercial New Millennium  
6629 Old Dominion Drive  
McLean, VA 22101

Brian Kenneth Madden  
Brian K. Madden, P.C.  
PO Box 7663  
Arlington, VA 22207

Nancy Greene  
N D Greene PC  
3977 Chain Bridge Rd, Suite 1  
Fairfax, VA 22030

Christopher A. Jones  
Whiteford Taylor & Preston, LLP  
3190 Fairview Park Dr., Suite 800  
Falls Church, VA 22042

Jeffery T. Martin, Jr.  
John E. Reid  
Martin Law Group, P.C.  
8065 Leesburg Pike, Ste 750  
Vienna, VA 22182

Joshua David Stiff  
Whiteford Taylor Preston LLP  
249 Central Park Avenue, Suite 300  
Virginia Beach, VA 23462

Christopher L. Rogan  
ROGAN MILLER ZIMMERMAN, PLLC  
50 Catoctin Circle, NE, Suite 300  
Leesburg, VA 20176